



City of Grand Island

Tuesday, September 22, 2015

Council Session

Item E-3

Public Hearing on Request to Rezone Property located at 2228 North Webb Road from CD Commercial Development to Amended CD Commercial Development (Grand Island Joint Venture, LLC)

Council action will take place under Ordinance item F-1.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: September 22, 2015

Subject: Request to Rezone Properties from CD Commercial Development to Amended Commercial Development Zone

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

The Development Plan for Grand Island Mall 17th Subdivision was approved by the Grand Island City Council in January of 2015. The Developers are requesting changes to the plan as approved to accommodate marketing opportunities and enhance the appearance of this property from the U.S. Highway 281 side.

This proposed development would create 1 additional lot within the development and move 1 lot from the Webb Road side the main building to the U.S. Highway 281 side of the main building. The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is well below the maximum coverage.

A copy of the Planning Director's recommendation to the Planning Commission is also attached for review by Council.

Discussion

At the regular meeting of the Regional Planning Commission held September 2, 2015 the above item was considered following a public hearing.

O'Neill opened the Public Hearing.

Nabity explained the rezone request.

O'Neill closed the Public Hearing.

A motion was made by Haskins and to approve the rezone, motion was seconded by Bredthauer to approve the Rezone from CD – Commercial Development Zone to Amended CD – Commercial Development Zone.

A roll call vote was taken and the motion passed with 9 members present and voting in favor (O'Neill, Ruge, Haskins, Robb, Maurer, Connick, Huisman, Bredthauer and Connelly) and no one voting against.

This is a Commercial Development Zone and if the rezoning is approved the final plat for Grand Island Mall Eighteenth Subdivision should also be approved

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the rezoning request as presented
2. Modify the rezoning request to meet the wishes of the Council
3. Postpone the issue

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the ordinance and development plan as presented.

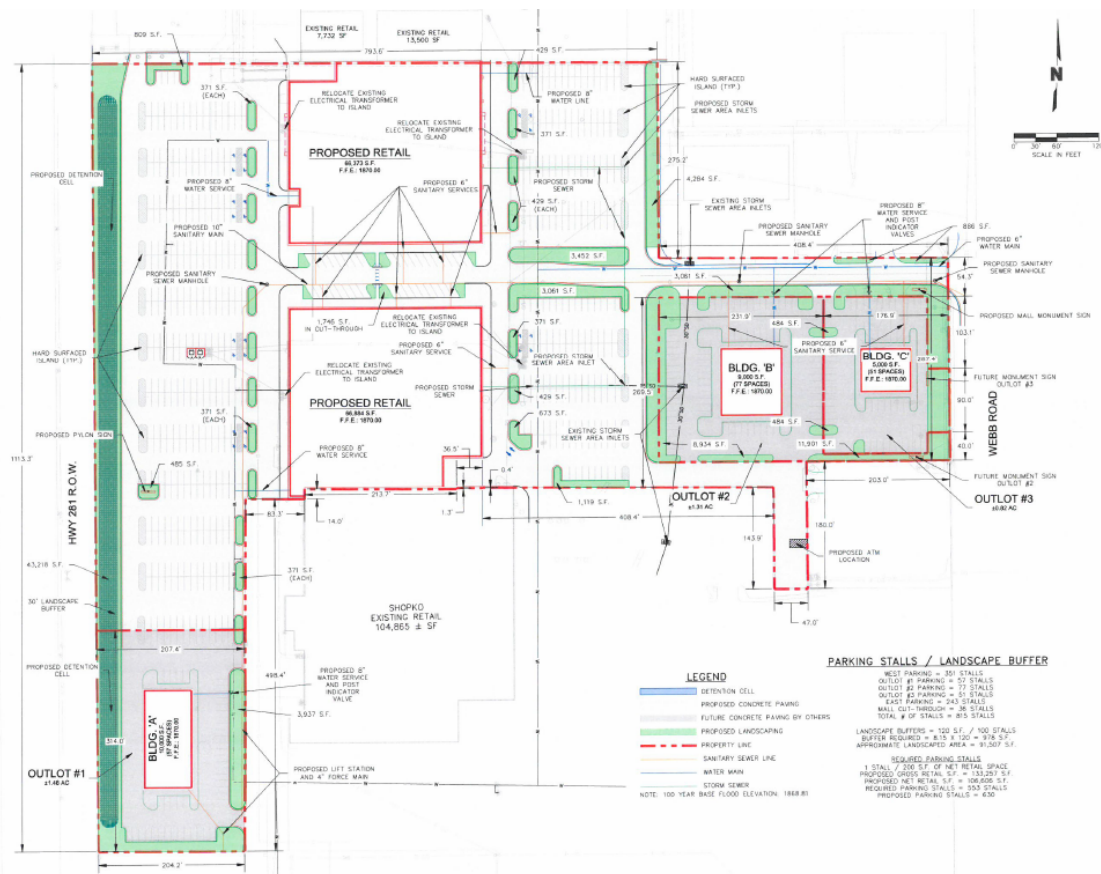
Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

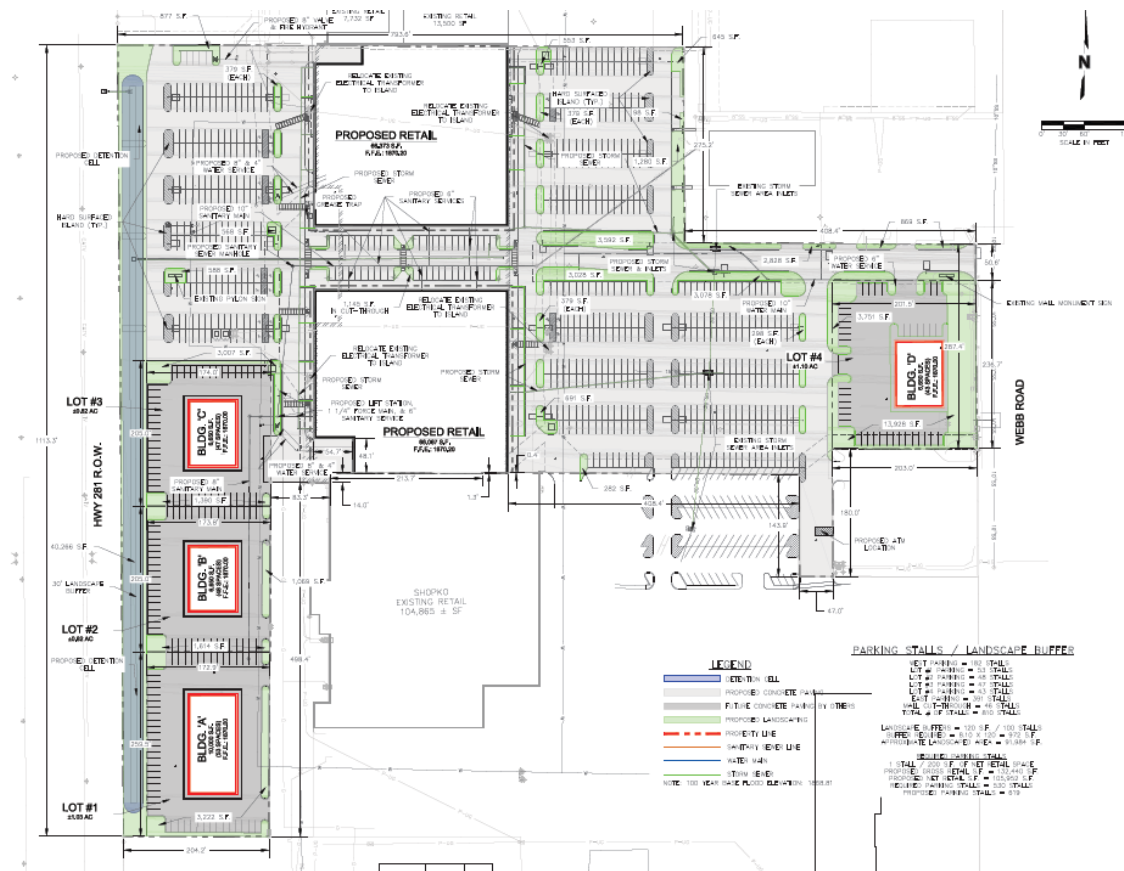
August 25, 2015

SUBJECT: Concerning change of zoning for property described as all of Grand Island Mall 18th Subdivision in Grand Island NE, from CD Commercial Development Zone to Amended CD Commercial Development Zone. (C-24-2015GI)

The Development Plan for Grand Island Mall 17th Subdivision was approved by the Grand Island City Council in January of 2015. The Developers are requesting changes to the plan as approved to accommodate marketing opportunities and enhance the appearance of this property from the U.S. Highway 281 side.



Development Plan as Approved in January 2015



Proposed Development Plan as submitted August 2015

PROPOSAL: This proposed development would create 2 additional lots within the development on the west side of the existing building and eliminate one lot that was previously approved for the east side of the building. The space on the east side of the development would be used for parking. No new access drives are being requested or would be approved with this plan. The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is well below the maximum coverage.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	CD-Commercial Development Zone.
<i>Permitted and conditional uses:</i>	Commercial, Office and Retail Uses
<i>Comprehensive Plan Designation:</i>	Commercial development
<i>Existing land uses.</i>	Retail development and vacant property

Adjacent Properties Analysis

<i>Current zoning designations:</i>	South and East CD Commercial Development Zone
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	North: B1- Light Business
	West: B2 General Business
<i>Permitted and conditional uses:</i>	CD – Commercial, office and retail uses as permitted and built according to the approved development plan. B2- Commercial, office, retail and service uses along with residential uses up to a density of 43 units per acre. B1 limited commercial, office, and interior retail to support the immediate neighborhood and residential uses up to a density of 43 units per acre.
<i>Comprehensive Plan Designation:</i>	North, South, East and West: Designated for commercial development and uses.
<i>Existing land uses:</i>	North: Gordman Property Retail Development East: Webb Road, Taco Johns, Burger King, Strip Commercial West: U.S. Highway 281 and Commercial Uses South: Shopko, and Northwest Crossings Commercial Development

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island. This is a piece of property that is in need of redevelopment. The City and the Community Redevelopment Authority have already approved the use of Tax Increment Financing to further this project.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.
- *Monetary Benefit to Applicant:* Would allow the applicant to further develop this site.
- *More visually appealing development along 281:* The proposed plan would put buildings between 281 and the west side of the main mail building. This would hide the back of the building and create a more visually appealing drive along this stretch of 281.

Negative Implications:

- *None foreseen*

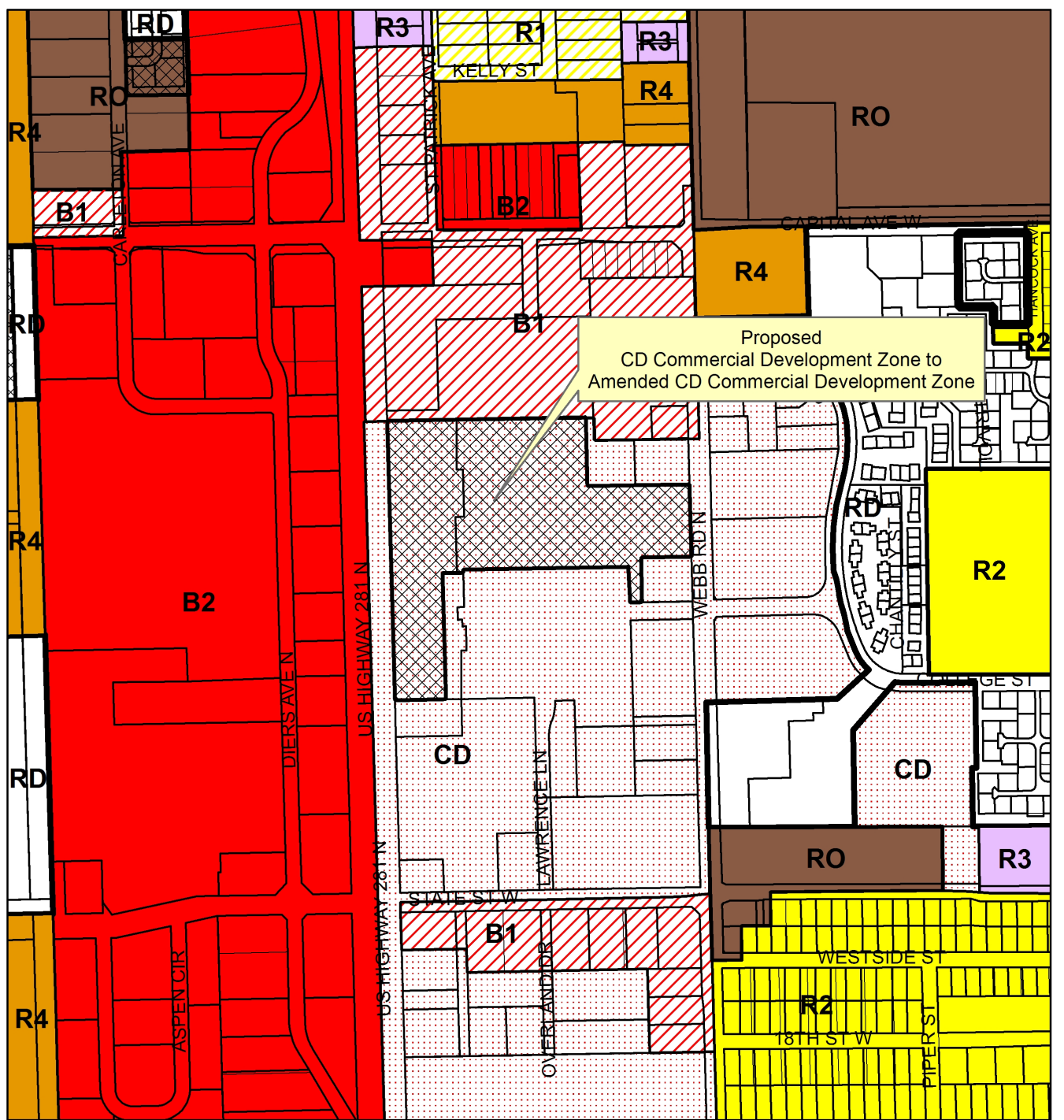
Other Considerations

Commercial development zones allow up to 50% of the property within the CD zone to be covered with buildings.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan as shown.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE

C-01-2015GI



From CD : Commercial Development Zone



to CD : Amended Commercial Development Zone